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HYDERABAD, WEDNESDAY, SEPTEMBER 17, 2008.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

DRAFT VARIATION TO THE MASTER PLAN FOR CHANGE OF LAND USE FROM COMMERCIAL USE TO RESIDENTIAL USE IN JANAGOAN MUNICIPALITY.

[Memo. No.8451/H1/2008-2, Municipal Administration and Urban Development, 12th September, 2008.]

The following draft variation to the Janagoan General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 310 M.A., dated 7-8-1990, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect there to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-22.

DRAFT VARIATION

The site in Sy.Nos. 291 & 299 (Part) at Hyderabad Road, Janagoan Municipality to an extent of Ac. 21.383 Cents the boundaries of which are as shown in the schedule below and which is earmarked for Commercial use zone in the General Town Planning Scheme (Master Plan) of Janagoan Town sanctioned in G.O.Ms.No. 310 M.A., dated 7-8-1990 is now proposed to be designated for Residential use zone by variation of change of land use as marked "A-N" as shown in the revised part proposed land use map GTP No. 3/2008/W, which is available in Municipal Office, Janagoan Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.

2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout/development permission from Director of Town and Country Planning/competent authority as the case may be.
7. The Municipal Commissioner, Janagoan Municipality shall inform the applicant to obtain the prior permission from the competent authority before developing the said site under reference

SCHEDULE OF BOUNDARIES

- North** : Open land in S.No. 290 (Government land).
- East** : Open land of applicants in S.No. 291 (Part) and open land in S.No. 298 (Part).
- South** : Open space of Nava Kiran Estates in S.No. 291 and land Sri Ramanaiah in S.No. 299.
- West** : Applicants land in S.No. 291 and 100 feet wide PWD Road (Hyderabad-Janagoan road).

Dr. C.V.S.K. SARMA,
Principal Secretary to Government.

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